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Government of Kerala
2026

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Reg No.KL/TV(N)/634/2021-2023

കേരള ഗസറ്റ്
KERALA GAZETTE
അസാധാരണം
EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
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തിരുവനന്തപുരം,
ബുധൻ
Thiruvananthapuram,
Wednesday

2026 ഫെബ്രുവരി 04
04th February 2026
1201 മകരം 21
21st Makaram 1201
1947 മാഘം 15
15th Magha 1947

നമ്പർ
No. 447

GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G.O. (P) No. 8 /2026/LSGD. *Dated, Thiruvananthapuram, 1st February, 2026*

S. R. O. No. 151/2026 *18th Makaram, 1201*

12th Magha, 1947.

WHEREAS, the Government have sanctioned the Detailed Town Planning Scheme for Pravachambalam Junction Improvement under sub-section (3) of section 12 of the Town Planning Act, 1108 (IV of 1108) as per G. O.(Ms) No. 236/85/LAD. dated 6th November 1985 and published as S.R.O. No.1721/85 in the Kerala Gazette No. 50, PART I, dated 17th December, 1985;

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AND WHEREAS, the Government, under section 13 (2) (a) (b) of the Town Planning Act, 1108 (IV of 1108) have accorded sanction to change the acquisition proposals in respect of survey Nos. 215/1, 215/2, 222/4, 222/5, 220/3, 221/2, 218/2P, 218/3 to reservation proposals in the said scheme as per G.O.(Rt) No. 5513/1994/LAD. dated 1st December, 1994;

AND WHEREAS, as per sub-section (1) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Town Planning Act, 1108 ME (IV of 1108) stands repealed;

AND WHEREAS, as per clause (ii) of sub-section (2) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the sanctioned Detailed Town Planning Scheme for Pravachambalam Junction Improvement is deemed to be a Detailed Town Planning Scheme sanctioned under the Kerala Town and Country Planning Act, 2016 (9 of 2016);

AND WHEREAS, it is required to vary the said scheme for the purpose of making the land use zones compatible to the present development scenario to the extent possible until the scheme is further varied after detailed studies;

AND WHEREAS, the Government of Kerala as per notification issued as LSGD-RD2/145/2024-LSGD dated 16th March, 2025 and published in the Kerala Gazette Extraordinary No. 1119 dated 22nd March, 2025 have published a draft for variation of the said scheme inviting objections or suggestions from any person or authority concerned with or affected thereby;

NOW, THEREFORE, in exercise of powers conferred under sub-section (3) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Government of Kerala hereby issue a notification, varying the sanctioned Detailed Town Planning Scheme for Pravachambalam Junction Improvement to the extent required, since no objections or suggestions were received on the draft issued as notification No. LSGD-RD2/145/2024-LSGD dated 16th March, 2025 and published in the Kerala Gazette Extraordinary No. 1119 dated 22nd March, 2025 and notice is published in Form-XII in the Kerala Gazette Extraordinary No. 1683 dated 6th May, 2025 as required under the proviso to sub-section (3) of section 50 of the said Act.

ORDER

In exercise of the powers conferred by sub-section (3) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Government of Kerala, hereby further vary the "Detailed Town Planning Scheme for Pravachambalam Junction Improvement", sanctioned as per G. O.(Ms.) No. 236/85/LAD. dated 6th November 1985, and published as S.R.O. No. 1721/85 in the

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Kerala Gazette Extraordinary No. 50 PART I dated 17th December, 1985 which is deemed to be a Detailed Town Planning Scheme sanctioned under clause (ii) of sub-section (2) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), to the extent as indicated below, namely:-

VARIATION

In the said scheme,-

I. Under the heading "THE SCHEME" for paragraphs "1. Title, 2. Definitions, 3. Responsible authority, 4. Area of Scheme" the following paragraphs shall respectively be substituted, namely:-

"1. Title: "This scheme may be called the Detailed Town Planning Scheme for Pravachambalam Junction Improvement.

2. Definitions

In this scheme,

(a) "Act" means the Kerala Town and Country Planning Act, 2016 (9 of 2016);

(b) "Area" means the area to which the scheme applies;

(c) "Chief Town Planner" means the Chief Town Planner to Government of Kerala;

(d) "Date of the Scheme" means the date of publication of the notice in Form XIII in the official gazette intimating the fact of sanction of variation of the scheme under rule 14(4) of the Kerala Town and Country Planning (Preparation and Sanctioning of Detailed Town Planning Scheme) Rules 2021;

(e) "Government" means the Government of Kerala;

(f) "Rules" means rules made under sub-section (1) of section 112 of the Kerala Town and Country Planning Act, 2016 (9 of 2016);

(g) "Schedule" means a schedule(s) appended to the scheme;

(h)"Scheme" means the Detailed Town Planning Scheme for Pravachambalam Junction Improvement;

(i) "Scheme Map" means a map annexed to the scheme;

(j) "Secretary" means the Secretary of Pallichal Grama Panchayat or Kalliyoor Grama Panchayat, as the case may be;

(k) "Street" includes roads, streets and lanes;

(l) "Town Planner" means the District Officer of Local Self Government Department

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(Planning Wing) having jurisdiction over the area.

3. Responsible Authority: The Responsible authority for the purpose of the scheme shall be the "Secretary, Pallichal Grama Panchayat" or "Secretary, Kalliyoor Grama Panchayat", as the case may be.

4. Area of the scheme: The area to which the scheme applies shall be that within the inner edge of the boundary lines (dots and dash) marked in the scheme map.";

II. Paragraphs "5. Execution of the Scheme, 6. Streets, 7. Submission of Layout plans, 8. Approval of Layout plan" shall be omitted;

III. For Paragraph "9. Reservation of land & zoning" the following paragraph shall be substituted, namely:-

"9. ZONING REGULATIONS

A. General Guidelines

1) All future developments and constructions shall be in conformity with the provisions of this scheme and the applicable Building Rules in force in the area, unless otherwise specified in these regulations/scheme.

2) Details regarding the nature of uses 'permitted' and uses 'restricted' in the zone are included herewith. In addition to the same, guidelines for regulating developments are also provided herein.

3) 'Uses Permitted' in a zone cover the uses that can be normally accommodated in the relevant zone. Such uses may be permitted by the Secretary, if in accordance with other relevant Acts, rules and orders concerned in force.

4) In some cases, it may be possible to permit some other uses also which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and special location factors. Such cases which come under this category are classified as 'Uses Restricted' and are included as "Uses Restricted".

5) 'Uses Restricted' category deals with the uses that may be permitted by the Secretary with the concurrence of the Town Planner.

6) Those uses which are not included under 'Uses Permitted' or 'Uses Restricted' shall be treated as 'Uses Prohibited'.

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7) Operational constructions as defined in the Kerala Town and Country Planning Act, 2016 (9 of 2016) shall be treated as permitted use in the scheme area.

8) Any use which is not explicitly included as uses permitted or uses restricted in a zone, but is of similar or ancillary nature to the uses permitted or uses restricted in a zone, may be permitted in such zone, with the concurrence of the Town Planner.

9) Subject to the zoning regulations of the respective use zones, more than one use may be combined in a building or plot, provided that the area of each individual uses shall be limited to that area prescribed for each such use, (if such limits are prescribed for such use) in the zoning regulation for the respective zone.

10) Notwithstanding anything contained in this scheme, provisions with regard to F.S.I, Coverage, Exterior open spaces, Parking, building line and Access as mandated in the Building Rules in force in the area shall prevail over the respective provisions, if any, mentioned elsewhere in the scheme.

11) If any portion of a zone is put to a 'Use (s) Prohibited', before the sanctioning of variation of this Detailed Town Planning Scheme, such use shall be termed as non-conforming use.

12) A non-conforming use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted provided that the said use create no adverse environmental influence in the zone. Addition, alteration or reconstruction, if found necessary, as part of any mitigation measures may be permitted for such uses with the concurrence of the Town Planner.

13) For all purposes of this scheme, land/area proposed to be acquired for any use shall be treated as land/area reserved for such use.

14) Existing areas and structures of archaeological importance, agricultural uses and religious uses may be permitted to continue in all zones.

15) No provisions in this scheme shall prevent implementation of any project/scheme of Central, State or Local Government and Government approved projects by quasi Government agencies. Such projects shall be treated as permitted uses in all zones and shall conform to widening of roads or new road alignments envisaged in the scheme and other applicable statutes.

16) Provisions under the Disaster Management Act, 2005 (Central Act 53 of 2005), the Ancient Monuments and Archaeological Sites and Remains Act, 1958 (Central Act 24 of

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1958), the Coastal Zone Regulations, the Aircraft Act, 1934 (Central Act 22 of 1934), the Environment Protection Act, 1986 (Central Act 29 of 1986), the Kerala Conservation of Paddy Land and Wetland Act, 2008 (28 of 2008) and any other applicable statutes as amended from time to time will prevail over the respective provisions of this scheme.

17) Silence zone, as prescribed by the Noise Pollution (Regulation and Control) Rules, 2000 as amended from time to time, shall be applicable to such areas under this scheme

18) Disaster mitigation projects by competent authorities shall be permitted in all zones.

19) Large Scale development projects in an area of 1 hectare or more, exceeding an investment of Rs. 100 Crores, which will provide direct employment (after commissioning of the project) to the tune of not less than 500 persons may be permitted in all zones, even if not included in the permitted uses or restricted uses as per zoning regulation applicable. In such cases, the recommendation of a committee as stipulated in the "Special Provisions for Large Scale Development Projects approved by Government" in the building rules in force, (currently in Chapter IX of Kerala Panchayath Building Rules, 2019), subject to satisfying the procedures laid out here under and the Secretary shall comply the same while issuing permit.

Also, adequate provision shall be made for supporting infrastructure such as water supply, sewerage, solid waste management, power supply etc. Separate systems for management of solid waste and sewage shall be provided and maintained by the developer at their cost. The project shall be completed within a period of 5 years or as suggested by the Committee.

Procedure to be followed

a) The developer shall submit the project report, detailing the demand, feasibility and Environmental Impact Assessment aspects of the project, together with the approval, if necessary, obtained from the Ministry of Environment and Forests, Government of India to the Convener of the committee and the Convener shall make all arrangements for convening meeting of the committee at the earliest and the committee shall consider and dispose of the project report within a period of one month from the date of receipt of the same.

b) The Convener shall fix the venue, date and time of the meeting in consultation with Chairperson and shall be responsible for safe custody of records and

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communications thereof.

c) The meeting shall be presided over by the Chairperson or in his absence by a member to be authorised by him.

d) The quorum of the meeting shall be majority of the total number of members of the committee for the project.

e) The developer shall also produce before the committee, all required clearances from the State and Central Government agencies concerned.

f) Adequate Memorandum of Understanding between the developer and the Secretary shall be undertaken to bring this into effect.

20) Any clarifications or interpretations of the scheme may be issued by the Government in consultation with the Chief Town Planner.

21) The Government may, if it thinks in any particular case and subject to any condition as it may impose, dispense with or modify, with the concurrence of the Chief Town Planner, any of the requirements of the Detailed Town Planning Scheme, other than the requirements made obligatory by any other law, provided that it is satisfied that there are circumstances warranting such dispensation or modification.

22) Construction and/or land developments, if any, in paddy lands and wet lands, shall be in conformity with the Kerala Conservation of Paddy Land and Wetland Act, 2008 (28 of 2008) in force in the State.

23) Transmission/Telecommunication towers, wireless stations, Automated Teller Machine, water tanks and waste management units and all constructions for public utility shall be permissible in all zones.

24) Parking facilities including parking plazas and multi-level car parking facilities are permissible in all zones.

25) Multiplex Complexes as defined in the Building Rules in force may be permitted in all zones other than in Railway Property with the concurrence of Chief Town Planner.

26) Road proposals C-C, D-D, D1-D1 shall be omitted.

27) Proposals for widening of roads shall be omitted.

28) All future developments in respect of the following land use zones, as per the scheme map, namely, Area reserved for Residential Use, Area Proposed to be acquired for Residential Development, Area reserved for Commercial Use, Area Proposed to be Acquired for Commercial Development, Area reserved for Light Industries, Area

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reserved for Mixed Use, Area Proposed to be Acquired for Bus Terminal, area under Land proposed to be acquired for roads C-C and D1-D1, area under land proposed to be reserved for roads D-D shall conform to the zoning regulations given below:

i. Uses permitted

1. All Residences including Apartments, Hostels, Boarding Houses, Night Shelters, Orphanages, Old Age Homes, Dharmasala, Residential Quarters, Creche, Day care centers, Nursery Schools, Kindergarten, Anganwadis, Primary – Upper primary schools up to Higher secondary schools, Extension of existing educational institutions, all other educational buildings with total built up area not exceeding 1,000 sq.m.

2. Religious uses, Parks, Turfs, Playgrounds and Sports complexes providing services to the neighbourhood. Health institutions essentially serving the needs of residential community such as dispensaries, clinics (Out Patient), Diagnostic centres etc., Government Offices of Central, State or Local bodies.

3. Shops and Shopping Complexes, Professional Offices, Banks and other Financial institutions, restaurants, hotels - Built up area upto 1000 Sq.m.

4. Coir and Cottage Industries, Service Industries of non-nuisance nature (See Annexure), with built up area up to 500 sq.m. Automobile workshops for two/three wheelers – Built up area up to 500 Sq.m (Provided that the access road has a width of 5m minimum)

5. Assembly halls, Auditorium, Wedding halls, Community halls, Ashram, Mutt, Madrasa, Social and cultural institutions and establishments, museums, clubs, Exhibition halls, Libraries, Gymnasium, Conference halls – Built up area up to 1000 square meter. Public utility buildings, services and allied constructions (waste management facilities, water supply, Drainage and Electrical Institutions).

6. Wholesale and retail shops, Commercial offices, Lodging Houses,

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Auditoriums, Theatres, Cinema Halls, Professional services, Yoga centers, Public utility Buildings.

7. Social welfare centres, Community facilities including Hospitals, Clinics, Public Utilities and related buildings, Waste management units/places, Religious uses, Parks and play grounds.

ii. Uses Restricted

bn1. Shops and Shopping Complexes, Professional offices, Banks and other Financial Institutions, Restaurants, Hotels - Built up area above 1,000 Sq.m.

2. Assembly halls, Auditorium, Wedding halls, Community halls, Ashram, Mutt, Madrasa, Social and cultural institutions and establishments, Museums, Clubs, Exhibition halls, Libraries, Gymnasium, Conference halls – Built up area above 1000 square meter.

3. Sewage Treatment Plants, Fuel Filling Stations, Gas godowns.

4. Stocking yards, Godowns, Taxi stands, Truck terminals, Cremation grounds, Burial grounds and related constructions, Service Industries of non-nuisance nature (See Annexure), with built up area above 500 sq.m, and slaughter houses.

5. Higher Educational Institutions including colleges, vocational training centres and coaching centres.

iii. Uses prohibited

Any other use not specified under Uses Permitted or Uses Restricted.";

IV. Paragraphs "10. Acquisition of land, 11. Disposal of land, 12. Building Line, 13. Boundary Walls, 14. Open Space requirements, 15. Off-Street parking, 16. Height of the buildings, 17. Sanitation and Drainage, 18. Reconstitution of boundaries, 19. Advertisement, 20. Claims for

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compensation shall be omitted;

V. For Paragraph "21. Claims for betterment" the following paragraph shall be substituted, namely:-

"21. Development Charges and User fee: The Grama Panchayat may levy and collect Development charges or user fee for any developments carried out in the Scheme area, or services or amenities provided in the scheme area, as per section 83 and 85 of the Act and rules, if any, made under section 112 of the Act.";

VI. For Paragraph "22. The power of the responsible authority to make agreement", the following paragraph shall be substituted, namely:-

"22. Power of the Responsible Authority to make agreement: Subject to the provisions of the relevant acts, the responsible authority may make any agreement with any person or body in furtherance of carrying out of the scheme or any matter in connection therewith provided that such agreement is not inconsistent with the scheme.";

VII. Paragraphs "23. Regulation of Scheme Rules", "24. Time of execution of scheme", shall be omitted;

VIII. For Paragraph "25. Penalty" the following paragraph shall be substituted, namely:-

"25. Penalty: Any person who commits or knowingly permits a breach of any of the provisions of the Scheme or who neglects or fails to comply with any of the provisions of the Scheme or any orders, conditions, proceedings, restrictions, limitation or terms made or imposed under or in pursuance of any of the provisions of the scheme, the rules or the Act shall on conviction be punished in accordance with section 68 of the Act.";

IX. After Paragraph 25, for Annexure-I and Annexure-II the following ANNEXURE shall be substituted, namely:-

"ANNEXURE

List of non-obnoxious and non-nuisance type of industries

1	Assembly of air coolers/conditioners, repairing and servicing
2	Assembly of bicycles, baby carriages and other small non motorizing vehicles
3	Bailing (hydraulic press) of waste papers
4	Bio fertilizer and bio-pesticides without using inorganic chemicals
5	Biscuits trays etc. from rolled PVC sheet (using automatic vacuum forming machines)

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6	Blending and packing of tea
7	Block making of printing without foundry (excluding wooden block making)
8	Chalk making from plaster of Paris (only casting without boilers etc.) (sun drying/electrical oven)
9	Compressed oxygen gas from crude liquid oxygen (without use of any solvents and by maintaining pressure and temperature only for separation of other gases)
10	Cotton and woollen hosiers making (Dry process only without any dying/washing operation)
11	Diesel pump repairing and servicing (complete mechanical dry process)
12	Electric lamp (bulb) and Compact Fluorescent Lamp manufacturing by assembling only
13	Electrical and electronic item assembling (completely dry process)
14	Engineering and fabrication units (dry process without any heat treatment/metal surface finishing operations/painting)
15	Flavored betel nuts production/grinding (completely dry mechanical operations)
16	Fly ash bricks/ block manufacturing
17	Fountain pen manufacturing by assembling only
18	Glass ampules and vials making from glass tubes
19	Glass putty and sealant (by mixing with machine only)
20	Ground nut decorticating
21	Handloom/carpet weaving (without dying and bleaching operation)
22	Leather cutting and stitching (more than 10 machine and using motor)
23	Manufacturing of coir items from coconut husks
24	Manufacturing of metal caps containers etc.
25	Manufacturing of shoe brush and wire brush
26	Medical oxygen
27	Organic and inorganic nutrients (by physical mixing)
28	Organic manure (manual mixing)
29	Packing of powdered milk
30	Paper pins and U clips
31	Repairing of electric motors and generators (dry mechanical process)
32	Rope (plastic and cotton)
33	Scientific and mathematical instrument manufacturing
34	Solar module non-conventional energy apparatus manufacturing unit
35	Solar power generation through solar photovoltaic cell, wind power and mini hydel power (less than 25 MW)

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36	Surgical and medical products assembling only (not involving effluent/emission generating processes)
37	Aluminum utensils from aluminum circles by pressing only (dry mechanical operation)
38	Ayurvedic and homeopathic medicines (without boiler)
39	Bakery/confectionery/sweets products
40	Bi-axially oriented PP film along with metalizing operations
41	Biomass briquettes (sun drying) without using toxic hazardous wastes
42	Blending of melamine resins and different powder, additives by physical mixing
43	Brass and bell metal utensils manufacturing from circles (dry mechanical operation without re-rolling facility)
44	Candy
45	Cardboard or corrugated box and paper products (excluding paper or pulp manufacturing and without using boilers)
46	Carpentry and wooden furniture manufacturing (excluding saw mill) with the help of electrical (motorized) machines such as electrical wood planer, steel saw cutting circular blade, etc.
47	Cement products (without using asbestos/boiler/steam curing) like pipe, pillar, jafri, well ring, block/tiles etc. (should be done in closed covered shed to control fugitive emissions)
48	Ceramic colour manufacturing by mixing and blending only (not using boiler and waste water recycling process)
49	Chilling plant, cold storage and ice making
50	Coke briquetting (sun drying)
51	Cotton spinning and weaving (small scale)
52	Dal Mills
53	Decoration of ceramic cups and plates by electric furnace
54	Digital printing on PVC clothes
55	Facility of handling, storage and transportation of food grains in bulk
56	Flour mills (dry process)
57	Glass, ceramic, earthen potteries, tile and tile manufacturing using electrical kiln or not involving fossil fuel kiln
58	Glue from starch (physical mixing) with gas /electrically operated oven /boiler.
59	Gold and silver smithy (purification with acid smelting operation and sulphuric acid polishing operation) (using less or equal to 1 litre of sulphuric acid/nitric acid per month)
60	Heat treatment with any of the new technology like ultrasound probe, induction hardening,

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	ionization beam, gas carburizing etc.
61	Insulation and other coated papers (excluding paper or pipe manufacturing)
62	Leather foot wear and leather products (excluding tanning and hide processing except cottage scale)
63	Lubricating oil, greases or petroleum-based products (only blending at normal temperature)
64	Manufacturing of pasted veneers using gas fired boiler or thermic fluid heater and by sun drying
65	Oil mill Ghani and extraction (no hydrogenation/refining)
66	Packing materials manufacturing from non-asbestos fibre, vegetable fibre yarn
67	Phenyl/toilet cleaner formulation and bottling
68	Polythene and plastic processed products manufacturing (virgin plastic)
69	Poultry, Hatchery and Piggery
70	Power looms (without dye and bleaching)
71	Puffed rice (muri) (using gas or electrical heating system)
72	Pulverization of bamboo and scrap wood
73	Ready mix cement concrete
74	Reprocessing of waste cotton
75	Rice mill (Rice hullers only)
76	Rolling mill (gas fired) and cold rolling mill
77	Rubber goods industry (with gas operated baby boiler)
78	Saw mills
79	Soap manufacturing (hand made without steam boiling/boiler)
80	Spice grinding (>20 hp motor)
81	Steel furniture without spray painting
82	Steeping and processing of grains
83	Tyres and tube retreating (without boilers)
84	Chilling plant and ice making without using ammonia
85	CO_2 recovery
86	Distilled water (without boiler) with electricity as source of heat
87	Manufacturing of optical lenses (using electrical furnace)
88	Mineralized water
89	Tamarind powder manufacturing
90	Cutting, sizing and polishing of marble stone
91	Emery powder (fine dust of sand) manufacturing

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92	Fly ash export, transport and disposal facilities
93	Mineral stack yard/Railway sidings
94	Oil and gas transportation pipeline
95	Seasoning of wood in steam heated chamber
96	Synthetic detergent formulation
97	Tea processing (with boiler)
98	Food and food processing including fruits and vegetable processing
99	Jute processing without dyeing
100	Synthetic detergents and soaps (excluding formulation)
101	Cotton spinning and weaving (medium and large scale)
102	Almirah, Grill Manufacturing (Dry Mechanical Process)
103	Automobile servicing, repairing and painting (excluding only fuel dispensing)
104	Ayurvedic and homeopathic medicine
105	Dairy and dairy products
106	Fermentation industry including manufacture of yeast, beer, distillation of alcohol (Extra Neutral Alcohol)
107	Ice cream
108	Industry or processes involving foundry operations
109	Modular wooden furniture from particle board, Medium-Density Fiberboard, swan timber etc, Ceiling tiles/partition board from saw dust, wood chips etc., and other agricultural waste using synthetic adhesive resin, wooden box making (With boiler)
110	Non-alcoholic beverages (soft drink) and bottling of alcohol/non-alcoholic products
111	Paint blending and mixing (Ball mill)
112	Printing press
113	Cashew nut processing
114	Coffee seed processing

Note: Uses of similar nature which are not included in the list may be permitted with the concurrence of the Town Planner.";

X. Under the heading, "SCHEDULES",

(a) item I shall be omitted;

(b) in Item II, for the words, symbol and figure "Form No. 11", the word, symbol and numeral, "FORM - VI" shall be substituted;

(c) item III shall be omitted;

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(d) in Item IV, for the words, symbol and figure “Form No. 10”, the word, symbol and numeral, “FORM - V” shall be substituted;

(e) in Item V, for the words, symbol and figure “Form No.9”, the word, symbol and numeral, “FORM - IV” shall be substituted;

XI. SCHEDULE - I shall be omitted;

XII. For SCHEDULE - II the following SCHEDULE shall be substituted, namely:-

“SCHEDULE II

FORM - VI

DETAILED TOWN PLANNING SCHEME FOR PRAVACHAMBALAM JUNCTION IMPROVEMENT

ESTIMATE OF THE COST OF SCHEME

[See Rule 7(a) (x) of the Kerala Town and Country Planning (Preparation and sanctioning of Detailed Town Planning Scheme) Rules, 2021]

Sl. No	Item	Approx. Cost (Rs)	Sl. No.	Item	Expected Revenue (Rs)
1	Acquisition of land and buildings etc.,	-	1	Government grants, local body own fund and other contributions	-
2	Preparation of layout plans, building plans, other important drawings, conduct of detailed survey etc.,	-	2	Sale proceeds of land and buildings	-
3	Other improvements	-	3	Accounts debitable to other departments	-
4	Miscellaneous	-	4	Miscellaneous	-
	Grand Total	Nil		Grand Total	Nil

.”;

XIII. SCHEDULE - III shall be omitted;

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XIV. For SCHEDULE - IV the following SCHEDULE shall be substituted, namely: -

"SCHEDULE IV

FORM-V

DETAILED TOWN PLANNING SCHEME FOR PRAVACHAMBALAM JUNCTION IMPROVEMENT

LIST OF LAND PROPOSED TO BE RESERVED FOR THE DETAILED TOWN PLANNING SCHEME

[See rule 7 (a) (ix) of the Kerala Town and Country Planning (Preparation and Sanctioning of the Detailed Town Planning Scheme) Rules, 2021]

Sl. No.	Locality	Reference marking on the scheme map	Approximate area in Hectares	Purpose for which area to be reserved	Remarks
1	2	3	4	5	6
All land within the area of the scheme shall be treated as land reserved for the respective use zone					

.";

XV. For SCHEDULE – V the following SCHEDULE shall be substituted, namely:

"SCHEDULE V

FORM-IV

DETAILED TOWN PLANNING SCHEME FOR PRAVACHAMBALAM JUNCTION IMPROVEMENT

LIST OF LAND PROPOSED TO BE ACQUIRED FOR THE DETAILED TOWN PLANNING SCHEME

[See rule 7 (a) (viii) of the Kerala Town and Country Planning (Preparation and Sanctioning of the Detailed Town Planning Scheme) Rules, 2021]

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Purpose for which land to be acquired	Reference to marking on the Detailed Town Planning Scheme Map acquisition of land proposed	Mode of acquisition of land proposed/ Suggested	Details of land included			Brief description of the buildings, structures etc., within the land	Remarks
			Name of Village (s)	Block number and revenue ward numbers/ name of desham included (wherever applicable)	Survey/Re survey numbers		
1	2	3	4	5	6	7	8
NIL							

.";

By order of the Governor,

Anupama T.V.,

Secretary to Government.

Explanatory Note

(This does not form part of the notification, but intended to indicate its general purport)

As per G.O.(Ms) No.236/85/LAD. dated 6th November, 1985 and published as S.R.O. No. 1721/85 in the Kerala Gazette No. 50, PART I, dated 17th December, 1985, the Government have sanctioned the Detailed Town Planning Scheme for Pravachambalam Junction Improvement under sub-section (3) of section 12 of the Town Planning Act, 1108 (IV of 1108). The Government under section 13 (2) (a) (b) of the Town Planning Act, 1108 (IV of 1108), vide G.O.(Rt) No. 5513/1994/LAD. dated 1st December, 1994 have accorded sanction to change the acquisition proposals in respect of survey Nos. 215/1, 215/2, 222/4, 222/5, 220/3, 221/2, 218/2P, 218/3 to reservation proposals in the said scheme.

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As per sub-section (1) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Town Planning Act, 1108 ME (IV of 1108) stands repealed. As per clause (ii) of sub-section (2) of section 113 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the sanctioned Detailed Town Planning Scheme for Pravachambalam Junction Improvement is deemed to be a Detailed Town Planning Scheme sanctioned under the Kerala Town and Country Planning Act, 2016 (9 of 2016).

For the purpose of making the land use zones of the said scheme compatible to the present development scenario, the Government have decided to vary scheme and issued a draft notification No. LSGD-RD2/145/2025-LSGD dated 16th March, 2025 and published in the Kerala Gazette Extraordinary No. 1119 dated 22nd March, 2025 inviting objections or suggestions thereby. Since no objections or suggestions were received on the draft notification, the Government have decided to vary the said scheme accordingly.

The notification is intended to achieve the above object.

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